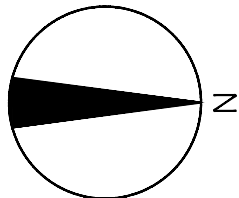
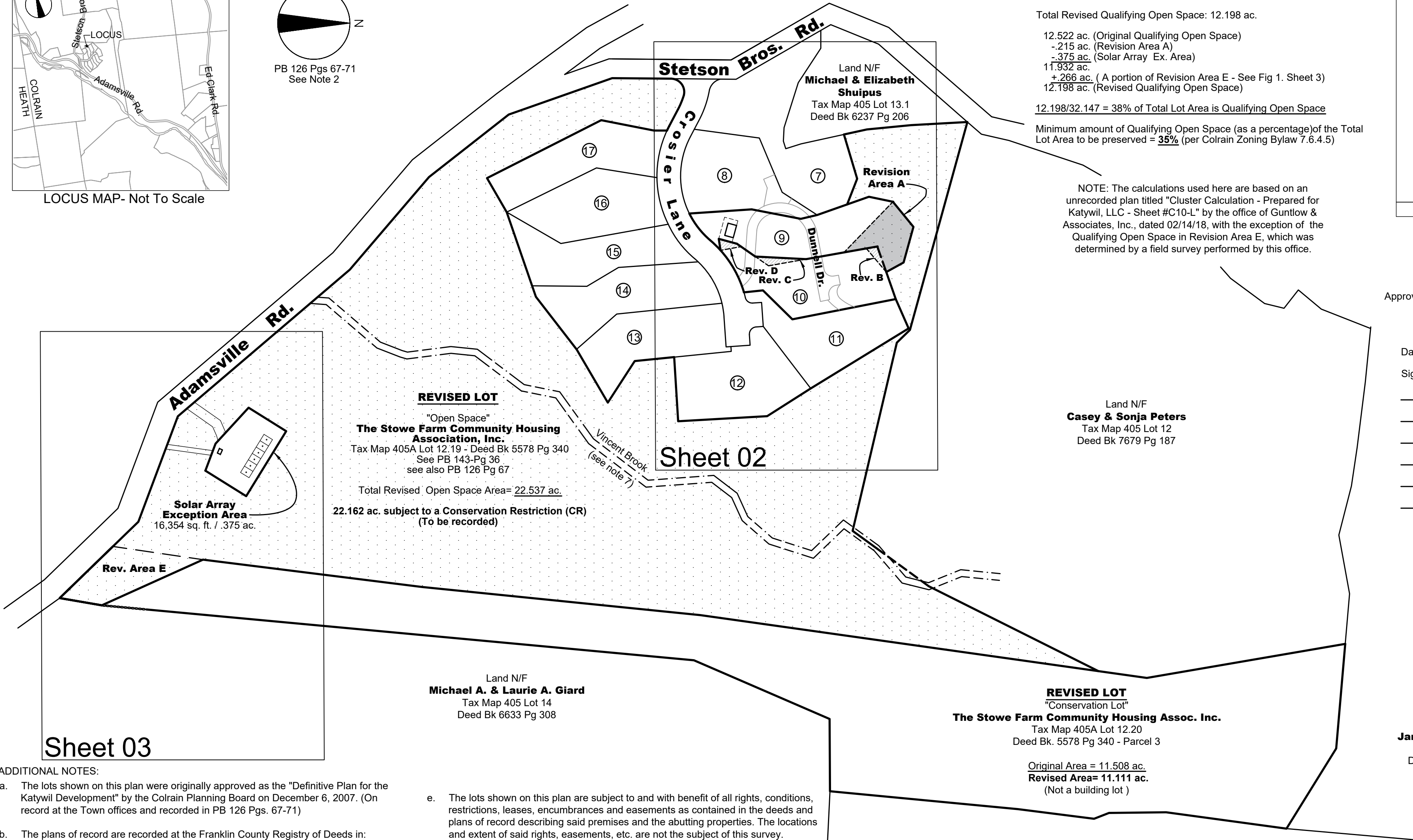


LOCUS MAP- Not To Scale



PB 126 Pgs 67-71
See Note 2



Sheet 02

Sheet 03

Qualifying Open Space Calculations

Total Revised Lot Area (Open Space + Cluster Dev.): 32.147 ac.

Total Revised Qualifying Open Space: 12.198 ac.

12.522 ac. (Original Qualifying Open Space)
- .215 ac. (Revision Area A)
- .375 ac. (Solar Array Ex. Area)
11.932 ac.
+ .266 ac. (A portion of Revision Area E - See Fig 1. Sheet 3)
12.198 ac. (Revised Qualifying Open Space)

12.198/32.147 = 38% of Total Lot Area is Qualifying Open Space

Minimum amount of Qualifying Open Space (as a percentage) of the Total Lot Area to be preserved = 35% (per Colrain Zoning Bylaw 7.6.4.5)

NOTE: The calculations used here are based on an unrecorded plan titled "Cluster Calculation - Prepared for Katywil, LLC - Sheet #C10-L" by the office of Guntlow & Associates, Inc., dated 02/14/18, with the exception of the Qualifying Open Space in Revision Area E, which was determined by a field survey performed by this office.

For Registry Use Only

Approval under the Subdivision Control Law is required.

Colrain Planning Board

Dated: _____

Signed: _____

Land N/F
James L. Martin Et al.
Tax Map 405 Lot 11
Deed Bk 7145 Pg 330

- ADDITIONAL NOTES:
- The lots shown on this plan were originally approved as the "Definitive Plan for the Katywil Development" by the Colrain Planning Board on December 6, 2007. (On record at the Town offices and recorded in PB 126 Pgs. 67-71)
 - The plans of record are recorded at the Franklin County Registry of Deeds in:
Plan Book 118 Pg 68 (Original Boundary)
Plan Book 126 Pgs. 67-71 (Original Definitive Subdivision)
Plan Book 129 Page 96
Plan Book 136 Page 6.
Plan Book 143 Page 36
 - The field survey performed by this office was limited to Revision Areas A,B,C,D,E & the Solar Array Exception Area. All other boundary lines, easements, right-of-ways, etc. shown on this plan outside of those revision areas are based solely on plans of record prepared by Guntlow & Associates, Inc.
 - The purpose of these plans is to amend the boundary lines (shown as Revision Areas A,B,C D & E) of the Original Definitive Subdivision (PB 126 Pgs 67-71) and subsequent revisions and to define the Conservation Restriction exception area around the existing solar array.

- The lots shown on this plan are subject to and with benefit of all rights, conditions, restrictions, leases, encumbrances and easements as contained in the deeds and plans of record describing said premises and the abutting properties. The locations and extent of said rights, easements, etc. are not the subject of this survey.
- This subdivision is an approved Cluster Development and no land within the subdivision may be further subdivided as to increase the number of building lots.
- Planning Board endorsement does not imply compliance with the Massachusetts Wetlands Protection Act.

- NOTES:
- This survey was prepared without the benefit of a title report and may be subject to any rights that a current title report may reveal.
 - The bearings on this plan are referenced to Plan Book 126 Page 67-71.
 - Adamsville Rd is an 1880 Franklin Co. Highway laid out 3 rods wide. (49.5")
 - Stetson Bros. Rd. is an 1895 Franklin Co. Highway laid out 40' wide.
 - Crosier Ln is a 50' wide private subdivision way approved by the Colrain Planning Board on 12/06/2007. (see also PB 126 Pg 67 & Parcel One in Bk 5578 Pg 340)
 - Dunnell Drive is a 20' wide common driveway approved by Special Permit by the Colrain Planning Board on 12/06/2007. (see also PB 126 Pg 67)
 - Location of Vincent Brook was taken from PB 143 Pg 36 and is approx. only.

LEGEND:

Open Space

Lot Number

0 150 300 450

Graphic Scale

REVIEW COPY

Plan of Land
Showing Ammendments to the Definitive Subdivision
Plan for the Stowe Farm Cluster Development in
Colrain, MA

LOCATION: Stetson Bros. Rd. & Adamsville Rd.
Tax Map 405A Lots 12.9/12.10/12.19/12.20

PREPARED FOR:
Stowe Farm Communtiy Housing Association, Inc.

SCALE:
1"=150'

DRAWN BY:
EWF

DATE:
04/20/2023

CHECKED BY:
DPS

SHEET:
01

Green River Survey
289 Main Street
Greenfield, MA 01301
(413) 361- 4882